

# St. Anne's on the Sea Town Council

## Minutes of the Planning Committee held on 17<sup>th</sup> September 2020 at West Lodge, 5 St George's Road, St. Anne's on the Sea FY8 2AE

Meeting cancelled due to the coronavirus. Planning applications discussed and comments determined through electronic (e-mail) communication.

Present:

Councillors	C Lanyon	Chairman
	S Trudgill	Deputy Chairman
	G Harrison	
	J Harrison	
	K Harrison	
	A Jacques	
Officers	J Nightingale	Responsible Finance Officer
Members of the Public/Press		0

### 209/20 APOLOGIES FOR ABSENCE

No apologies to report.

### 210/20 DECLARATIONS OF INTEREST

Councillor Lanyon declared a personal interest in application 20/0587 as a member of the voluntary 'Friends of the Stations group.

### 211/20 DISPENSATIONS REPORT

No dispensations to report.

### 212/20 REPRESENTATIONS REPORT

No representations to report.

### 213/20 MINUTES OF PREVIOUS MEETING

**RESOLVED** That the approval of minutes be deferred until a meeting of the Council can be held.

### 214/20 PLANNING APPLICATIONS Fylde Borough Council (FBC).

**RESOLVED** That the following comments be forwarded to Fylde Borough Council on the applications received:

**Application number** 20/0533 37 Folkestone Road, Lytham St Annes, FY8 3EH.

**Proposal** Single storey rear extension and construction of bay window to front elevation.

**Case Officer** Beth Winstanley.

**Deadline** 22<sup>nd</sup> September 2020.

**Observations** Observations below.

The applicant is encouraged to investigate and implement appropriate measures to provide renewable energy, to maximise energy efficiency, and to incorporate water recycling technology into the development wherever possible.

**Application number** 20/0555 37 Wood Street, Lytham St Annes, FY8 1QG.

**Proposal** Change of use of basement and ground floor premises from cafe (use class A3) to hot food takeaway (use class A5) including installation of extraction flue to side elevation of building.

**Case Officer** Ruth Thow.

**Deadline** 7<sup>th</sup> September 2020.

**Observations** Observations.

As long as this doesn't affect residents of upper floor, which seems to be addressed in the application, no specific observations.

It will be good to see this property being fully utilised after several false starts.

Although there are two chip shops close by, it is better than vacant premises.

**Application number** 20/0560 85 St Albans Road, Lytham St Annes, FY8 1XD.

**Proposal** Change of use of building from a single dwelling to 3 self-contained flats including erection of rear dormer and single storey rear extension to replace existing car port.

**Case Officer** Ruth Thow.

**Deadline** 14<sup>th</sup> September 2020.

**Observations** Observations below.

The applicant is encouraged to investigate and implement appropriate measures to provide renewable energy, to maximise energy efficiency, and to incorporate water recycling technology into the development wherever possible.

Dislike flat roof dormer.

Concern regarding quality of materials used for extension and dormer - it all sounds rather "temporary".

Concern that the character of the area will be adversely affected by yet more flats / multiple occupancies.

Parking reduced, but potential increase in vehicle requiring parking space.

**Application number** 20/0586 148 St Andrews Road South, Lytham St Annes, FY8 1YA.

**Proposal** Change of use from single dwelling into 4 residential self-contained flats (retrospective). Single storey rear extension (retrospective). Formation of door at first floor to rear with juliet balcony (part retrospective).

**Case Officer** Beth Winstanley.

**Deadline** 10<sup>th</sup> September 2020.

**Observations** Observations below.

The applicant is encouraged to investigate and implement appropriate measures to provide renewable energy, to maximise energy efficiency, and to incorporate water recycling technology into the development wherever possible.

The original work to convert from single dwelling to 4 flats seems to have happened over forty years ago.

It is unclear when the applicant took possession of the property but seems to be "righting the wrongs" of previous owners by applying for planning permission.

No issues with the works currently being carried out and it is too late to object to the conversion into flats.

**Application number** 20/0587 Former Railway Platform / Land Off Back Glen Eldon Road and St Annes Road East, Lytham St Annes, FY8 2JE.

**Proposal** Erection of three storey building providing 7 flats for affordable (first home) accommodation with access from back Glen Eldon street. Landscaping / public open space area.

**Case Officer** Andrew Stell.

**Deadline** 8<sup>th</sup> September 2020.

**Observations** Support.

The applicant is encouraged to investigate and implement appropriate measures to provide renewable energy, to maximise energy efficiency, and to incorporate water recycling technology into the development wherever possible.

Improvement to a visual & key area of St Annes.

There is an extant application for 10 flats on this site. 17/1006. This application is the affordable element of the Public Offices application. Part within Conservation Area. Brownfield Land.

This will improve the entrance to the Town and provide affordable housing with CPS. Windfall apps mean less demand on Green field sites. It fully accords with NP HOU4 and DH1.

The Town Council fully supports the application but asks that all safety measures are put in place to restrict public access to the railway lines as this is a known area with transgressions across the line.

**Application number** 20/0591 21 College Court, 252 Clifton Drive South, Lytham St Annes, FY8 1QE.

**Proposal** Replacement of three existing single-glazed timber casement windows to lower ground floor of apartment 21 (two on southwest elevation and one on northwest elevation) with double glazed timber windows including raising sill level of kitchen window on northwest elevation.

**Case Officer** Mrs C Kitching.

**Deadline** 9<sup>th</sup> September 2020.

**Observations** Observations.

Will enhance appearance being more symmetrical and achieve greater energy efficiency. G11 Listed Building. Accords with NP DH1 Preserve or enhance. Heritage Statement demonstrates like for like replacement with little impact on G11 LB. Well considered repair/replacement scheme.

**Application number** 20/0592 21 College Court, 252 Clifton Drive South, Lytham St Annes, FY8 1QE.

**Proposal** Listed building consent for replacement of three existing single-glazed timber casement windows to lower ground floor of apartment 21 (two on southwest elevation and one on northwest elevation) with double glazed timber windows including raising sill level of kitchen window on northwest elevation.

**Case Officer** Mrs C Kitching.

**Deadline** 2<sup>nd</sup> September 2020.

**Observations** Observations.

Will enhance appearance being more symmetrical and achieve greater energy efficiency. G11 Listed Building. Accords with NP DH1 Preserve or enhance. Heritage Statement demonstrates like for like replacement with little impact on G11 LB. Well considered repair/replacement scheme.

**Application number** 20/0605 19 Heeley Road, Lytham St Annes, FY8 2LH.

**Proposal** Single storey side and rear extension including conversion of existing detached garage to provide extended living accommodation.

**Case Officer** Celine Houghton.

**Deadline** 10<sup>th</sup> September 2020.

**Observations** Observations below.

The applicant is encouraged to investigate and implement appropriate measures to provide renewable energy, to maximise energy efficiency, and to incorporate water recycling technology into the development wherever possible.

**Application number** 20/0607 15 Dover Road, Lytham St Annes, FY8 3HN.

**Proposal** Demolition of existing conservatory and erection of single storey rear extension.

**Case Officer** Beth Winstanley.

**Deadline** 15<sup>th</sup> September 2020.

**Observations** Observations below.

The applicant is encouraged to investigate and implement appropriate measures to provide renewable energy, to maximise energy efficiency, and to incorporate water recycling technology into the development wherever possible.

**Application number** 20/0612 17 Cartmell Road, Lytham St Annes, FY8 1DE.

**Proposal** Single storey rear extension.

**Case Officer** Celine Houghton.

**Deadline** 20<sup>th</sup> September 2020.

**Observations** Observations below.

The applicant is encouraged to investigate and implement appropriate measures to provide renewable energy, to maximise energy efficiency, and to incorporate water recycling technology into the development wherever possible.

**Application number** 20/0631 18 College Court, 252 Clifton Drive South, Lytham St Annes, FY8 1QE.

**Proposal** Refurbishment of four existing single-glazed timber windows to lower ground floor of apartment 18.

**Case Officer** Mrs C Kitching.

**Deadline** 22<sup>nd</sup> September 2020.

**Observations** Observations.

G11 Listed Building. Accords with NP DH1 Preserve or enhance. Heritage Statement demonstrates like for like replacement with little impact on G11 LB. Will enhance appearance being more symmetrical and achieve greater energy efficiency. Pleased with the report and proposed repair / replacement scheme.

**Application number** 20/0632 18 College Court, 252 Clifton Drive South, Lytham St Annes, FY8 1QE.

**Proposal** Listed building consent for refurbishment of four existing single-glazed timber windows to lower ground floor of apartment 18.

**Case Officer** Mrs C Kitching.

**Deadline** 22<sup>nd</sup> September 2020.

**Observations** Observations.

G11 Listed Building. Accords with NP DH1 Preserve or enhance. Heritage Statement demonstrates like for like replacement with little impact on G11 LB. Will enhance appearance being more symmetrical and achieve greater energy efficiency. Pleased with the report and proposed repair / replacement scheme.

**Application number** 20/0634 23 Riley Avenue, Lytham St Annes, FY8 1HZ.

**Proposal** Single storey rear extension.

**Case Officer** Celine Houghton.

**Deadline** 22<sup>nd</sup> September 2020.

**Observations** Observations below.

The applicant is encouraged to investigate and implement appropriate measures to provide renewable energy, to maximise energy efficiency, and to incorporate water recycling technology into the development wherever possible.

**Application number** 20/0635      25 Riley Avenue, Lytham St Annes, FY8 1HZ.

**Proposal**      Single storey rear extension following demolition of existing conservatory and alterations to detached garage.

**Case Officer** Celine Houghton.

**Deadline**      22<sup>nd</sup> September 2020.

**Observations**      Observations below.

The applicant is encouraged to investigate and implement appropriate measures to provide renewable energy, to maximise energy efficiency, and to incorporate water recycling technology into the development wherever possible.

**Application number** 20/0640      50 Headroomgate Road, Lytham St Annes, FY8 3BG.

**Proposal**      Single storey rear extension following demolition of existing conservatory.

**Case Officer** Celine Houghton.

**Deadline**      28<sup>th</sup> September 2020.

**Observations**      Observations below.

The applicant is encouraged to investigate and implement appropriate measures to provide renewable energy, to maximise energy efficiency, and to incorporate water recycling technology into the development wherever possible.

**Application number** 20/0641      11 Moorland Road, Lytham St Annes, FY8 3TD.

**Proposal**      Single storey side extension to form new entrance porch.

**Case Officer** Alan Pinder.

**Deadline**      2<sup>nd</sup> October 2020.

**Observations**      Observations below.

The applicant is encouraged to investigate and implement appropriate measures to provide renewable energy, to maximise energy efficiency, and to incorporate water recycling technology into the development wherever possible.

**Application number** 20/0656      155 Inner Promenade, Lytham St Annes, FY8 1DW.

**Proposal**      Two storey front extension incorporating projecting first floor balcony, replacement of concrete balustrade to front of existing first floor balcony with frameless glass balustrade and reconfiguration of front driveway to provide larger vehicle turning area.

**Case Officer** Celine Houghton.

**Deadline** 3<sup>rd</sup> October 2020.

**Observations** Observations below.

The applicant is encouraged to investigate and implement appropriate measures to provide renewable energy, to maximise energy efficiency, and to incorporate water recycling technology into the development wherever possible.

**Application number** 20/0665 6 Ramsey Close, Lytham St Annes, FY8 2RH.

**Proposal** Two storey side, single storey front and single storey rear extensions to dwelling.

**Case Officer** Beth Winstanley.

**Deadline** 30<sup>th</sup> September 2020.

**Observations** Observations below.

The applicant is encouraged to investigate and implement appropriate measures to provide renewable energy, to maximise energy efficiency, and to incorporate water recycling technology into the development wherever possible.

Virtually doubles the size of the property. Out of scale and out of character with surrounding properties. Possible overlooking issues with neighbouring properties.

**215/20 REPRESENTATIONS**

**RESOLVED** Town Councillors need not make any representations at the next Development Management Committee meeting.

**216/20 DATE AND TIME OF NEXT MEETING**

The next meeting will be held at West Lodge, 5 St George's Road St Anne's on the Sea,  
**Thursday 15th October 2020 at 1.30 pm**

Signed .....

Chairman

Date: 15<sup>th</sup> October 2020